

SNAPSHOT of HOME Program Performance--As of 06/30/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Paterson

State: NJ

PJ's Total HOME Allocation Received: \$28,945,945

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:			PJs in State:	27			
% of Funds Committed	83.36 %	92.08 %	26	93.41 %	4		5
% of Funds Disbursed	73.18 %	82.27 %	25	84.68 %	5		8
Leveraging Ratio for Rental Activities	6	4.89	1	4.72	100		100
% of Completed Rental Disbursements to All Rental Commitments***	77.90 %	84.50 %	23	80.76 %	24		22
% of Completed CHDO Disbursements to All CHDO Reservations***	69.03 %	65.67 %	15	68.18 %	42		41
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	77.05 %	82.87 %	23	80.32 %	30		31
% of 0-30% AMI Renters to All Renters***	43.33 %	44.64 %	17	45.16 %	47		44
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	97.42 %	96.09 %	16	95.04 %	38		38
Overall Ranking:			In State:	17 / 27	Nationally:	37	44
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$15,649	\$27,470		\$26,037	427	Units	46.30 %
Homebuyer Unit	\$14,497	\$16,700		\$14,755	473	Units	51.20 %
Homeowner-Rehab Unit	\$16,360	\$15,413		\$20,487	23	Units	2.50 %
TBRA Unit	\$0	\$8,199		\$3,225	0	Units	0.00 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Paterson NJ

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$107,969	\$105,964	\$16,360
State:*	\$106,067	\$95,161	\$17,183
National:**	\$92,323	\$73,745	\$23,292

CHDO Operating Expenses:
(% of allocation)

PJ: 0.2 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.12

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	3.6	2.5	21.7	0.0
Black/African American:	71.7	52.3	47.8	0.0
Asian:	0.0	0.0	4.3	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.2	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.4	0.0	0.0
Asian/Pacific Islander:	0.0	3.4	0.0	0.0

ETHNICITY:

Hispanic	24.7	40.9	26.1	0.0
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HOUSEHOLD SIZE:

1 Person:	37.2	3.4	17.4	0.0
2 Persons:	14.6	11.2	26.1	0.0
3 Persons:	20.4	19.7	30.4	0.0
4 Persons:	12.9	29.0	13.0	0.0
5 Persons:	8.4	21.4	0.0	0.0
6 Persons:	4.8	8.9	13.0	0.0
7 Persons:	1.2	3.6	0.0	0.0
8 or more Persons:	0.5	2.5	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	36.9	6.1	8.7	0.0
Elderly:	12.9	1.7	52.2	0.0
Related/Single Parent:	37.9	39.4	21.7	0.0
Related/Two Parent:	11.3	47.2	17.4	0.0
Other:	1.0	5.3	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	41.7	0.2 #
HOME TBRA:	0.0	
Other:	11.8	
No Assistance:	46.5	

of Section 504 Compliant Units / Completed Units Since 2001 65

* The State average includes all local and the State PJs within that state

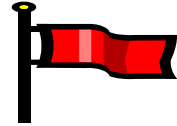
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Paterson State: NJ Group Rank: 37
(Percentile)
State Rank: 17 / 27 PJs Overall Rank: 44
(Percentile)
Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.37%	77.9	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 49.28%	69.03	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	77.05	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.81%	97.42	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.070	12.1	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

